
NELSON & ASSOCIATES

3131 EAST 29TH STREET, SUITE E, BRYAN, TEXAS 77802

979/774-7755

info@hazardcontrol.com

FAX: 979/774-0559

PREMISES MANAGEMENT RESPONSIBILITY FOR THE ESTABLISHMENT AND IMPLEMENTATION OF THE BASIC ELEMENTS OF PREMISES SAFETY PROGRAMMING

Gary S. Nelson and Jason T. English

MANAGEMENT RESPONSIBILITY FOR PREMISES ACCIDENT PREVENTION

The cornerstone of any business activity – and especially premises safety management activity and the prevention of accident related to premises environments – is management. The success of premises related safety programming depends largely upon what top premises management knows and thinks about premises safety, what they expect from their premises safety program, and how much time, money, staff resources, and the amount of their own personal involvement they will invest in it.

Compared to premises users, top premises management and technical personnel have a higher degree of access to relevant safety information concerning reasonably foreseeable hazards associated with their premises and its furnishings; a higher degree of overall technical knowledge relative to premises related hazards and accident prevention; the highest degree of control (if not exclusive control) over the safety features incorporated into premises facilities and furnishings; and the exclusive ability to dictate premises management policy, and establish and enforce premises related maintenance activities and practices. As these factors will have a profound effect on the risks and resulting injuries to which premises users will be exposed, reasonably prudent action on the part of top premises management and technical personnel must focus on the control of premises related hazards and the establishment of the basic elements of premises accident prevention programming.

Top management must budget sufficient funds to provide for (a) required premises related safety activity that will be carried out by various management and supervisory personnel, (b) all necessary safety supplies and equipment, and (c) the training of management, supervisors, and employees in regard to required premises safety policies, practices, and related standards.

BASIC ELEMENTS OF PREMISES SAFETY PROGRAMMING

Basic elements of premises safety programming typically include (a) the publication of a written statement of corporate (company) safety policy emphasizing top management's commitment to premises safety and the prevention of accidents, (b) a written assignment of authority and responsibility related to premises safety, (c) the development and conduct of premises related safety analysis activity designed to identify, evaluate, and prevent or control premises related hazards, (d) the issuing of published safety standards regarding various premises related facilities, equipment, and furnishings associated with the control of physical hazards, (e) the issuing of published facility operation and maintenance methods and procedures related to premises safety, (f) compliance with authoritative guidelines related to the control of reasonably foreseeable premises hazards, (g) compliance with all local, state, federal and nationally recognized safety standards and regulations (subject to their faithfulness to the core principles of safety engineering and the cardinal rules of hazard control), (h) the establishment and conduct of a planned safety observation and inspection

program regarding business premises activities, facilities, equipment, and furnishings, (i) the development and conduct of a management and staff training program related to premises safety requirements, (j) emergency response planning regarding the sudden appearance or awareness of premises related facility, equipment, or product hazards, (k) formal pro-active procedures for the investigation and analysis of actual and potential accidents that have resulted or have a significant probability to result in serious personal injury to

premises users, and (l) the establishment of a formal means to periodically audit management performance and safety program content and effectiveness.

To be effective, and due to their importance compared to other management policies which are typically well documented, the basic elements of premises related safety programming should be in writing.

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